

**11 Lennartz Street, Croydon Park, NSW 2133**



**House For Sale**

Tuesday, 30 January 2024

11 Lennartz Street, Croydon Park, NSW 2133

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 670 m2**

**Type: House**



Daniel Ozmen  
0481734888



Norman So  
0410523868

## **Auction**

This well-proportioned freestanding home has so much going for it and buyers will quickly recognise the potential to create something special in this prime Croydon Park pocket. Set on an expansive 670sqm block with a wide street frontage, the property is nicely appointed throughout with a sizeable and flexible layout and a huge backyard for the kids, plus it comes with heaps of potential to upgrade, rebuild or even explore development potential to really add some value (STCA). It's also ideally positioned within a brief walk to local village shops, buses and Henley Park, and just a few minutes to major amenities at nearby Burwood and Ashfield.- Solid double brick construction, built as the vendors forever home - A great home to enjoy straight away with scope to enhance if desired- Spacious two-storey layout with generous lounge, dining and family areas- User-friendly design includes four upstairs bedrooms, rumpus and sunroom - Ground floor guest/5th bedroom or study plus a bathroom and extra WC- An expansive sunroom entertaining area that leads easily to the outdoors- Sun-drenched back garden and private lawn, perfect for children and pets- Fully functional timber kitchen equipped with gas cooking and island bench- Double lock-up garage with storage and internal access plus a garden shed- Ducted and split-system air-conditioning, intercom and lots of built-in storage - Positioned in a sought-after family neighbourhood close to a choice of schools- A wide and peaceful street surrounded by quality two-storey residences- Quick and easy access to parklands and cycleways along the Cooks River- Excellent potential to upgrade, extend or completely rebuild (STCA)